



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR OPC MND MNR MNDC FF O

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord under the *Residential Tenancy Act* (the “Act”) for an order of possession for unpaid rent and cause; a monetary order for unpaid rent, damage to the unit, site or property, and money owed or compensation for damage or loss; other (alleged theft of hydro); and to recover the filing fee.

No one was in attendance for either the landlord or the tenants.

### Issue(s) to be Decided

- Is the landlord entitled to an order of possession for unpaid rent and cause?
- Is the landlord entitled to a monetary order for unpaid rent, for damage to the unit, site or property, or for money owed or compensation for damage?
- Is the landlord entitled to recover the filing fee?

### Background and Evidence

There was no additional evidence or testimony provided as there was no one in attendance at the scheduled hearing.

### Analysis

Section 61 of the *Residential Tenancy Act* states that upon accepting an application for dispute resolution, the Director must set the matter down for a hearing and that the Director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for an oral teleconference hearing.

Rule 10.1 of the Rules of Procedure provides as follows:

#### **10.1 Commencement of the dispute resolution proceeding**

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Dispute Resolution Officer. The Dispute Resolution Officer may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to reapply.

In the absence of the applicant landlord and respondent tenants, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the applicant landlord or respondent tenants called into the hearing during this time. Based on the aforementioned I find that the landlord has not presented the merits of their application and their application is hereby dismissed with leave to reapply.

Conclusion

**I HEREBY DISMISS the landlord's application, with leave to reapply.**

**I do not grant the landlord the recovery of the filing fee.**

I note this does not extend any applicable time limits under the *Act*.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 28, 2012

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Residential Tenancy Branch